

REGULAR MEETING – MANSFIELD TOWN COUNCIL  
December 13, 2010

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Haddad, Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan

Excused: Schaefer

II. APPROVAL OF MINUTES

Mr. Haddad moved and Mr. Paulhus seconded to approve the minutes of the November 22, 2010 Special meeting as presented. The motion passed unanimously. Mr. Paulhus moved and Ms. Moran seconded to approve the minutes of the November 22, 2010 meeting as presented. The motion passed unanimously. Mr. Paulhus moved and Ms. Moran seconded to approve the minutes of the November 29, 2010 Special meeting. The motion passed with all in favor except Ms. Lindsey who abstained. Mr. Ryan moved and Mr. Paulhus seconded to approve the minutes of the December 1, 2010 Special meeting as presented. The motion passed with all in favor except Ms. Keane who abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mike Sikoski, Wildwood Road, expressed his belief that the Special Town Council meeting on December 9, 2010 was not a hearing on the development agreement but rather a cheerleading exercise for those in favor of the Storrs Center project. He also questioned whether the proposed tax abatements would be considered an expenditure and be subject to a referendum.

David Freudmann, Eastwood Road, reiterated his concerns with the financial expectations regarding the parking garage. He again suggested the need for a business plan and additional market research.

Jay Rueckl, South Eagleville Road, suggested that even after the Storrs Center Project is underway the Town should look for ways to have a continuing influence on the project.

Howard Raphaelson, Timber Drive, noting the upcoming budget season urged the Council to continue the programs and resources that make Mansfield a desirable place to live (Statement attached). Mr. Raphaelson asked the Council to be aware that cuts to the Community Center budget may in fact reduce revenue brought in by member services and expressed concern that the various "Friends" organizations in Town don't want the results of their efforts to take the place of taxpayer funding of programs.

IV. REPORT OF TOWN MANAGER

Report attached

The Town Manager also reported the budget process is underway with a Council retreat slated for January; the Police Study Steering Committee will be meeting with the consultants to discuss their findings; Masonicare is in the process of testing water availability at the Maple Road location; and the Community Quality

December 13, 2010

of Life Committee has endorsed a nuisance ordinance and staff is working on a large gathering on private property ordinance.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Ms. Keane moved and Mr. Paulhus seconded to add the appointment of a subcommittee to plan for Presidents Day to the agenda as an item of new business, 4a. Motion passed unanimously.

Mr. Paulhus complimented staff on the December 9, 2010 public hearing.

VI. OLD BUSINESS

1. Development Agreement – Phases 1A and 1B – Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc

Mayor Paterson opened the conversation noting that this was an opportunity to debrief after the public hearing and to decide on the next steps to be taken.

Council members discussed the possibility or advisability of including Project Labor Agreements (PLA) in the Storrs Center Project; the process for the conveyance of open space; the role of graduate student housing in the pre Downtown Partnership plans for the area; the important role of marketing to a broad array of renters; the floor plans and amenities to be offered in the apartments; the importance and definition of onsite management; the need for a long term water plan; the need for a plan for the Town Square and the financial implications of the parking center agreements.

Howard Kaufman, of Leyland Alliance, reported that they have had conversations with some of the trades' people who spoke at the public hearing and have asked them for the names of general contractors to include on the bid list. They plan to be proactive and encourage the general contractors to endeavor to hire local people and will further review the components of PLA. Town Manager Matt Hart also plans to review the implications of a PLA for the public components that are part of the project and will report back to the Council with his findings.

The Town Manager reported the open space parcels will be managed as all current Town owned areas are including the creation of a management plan. Mayor Paterson stated that although very early plans contained graduate housing, that is no longer true and there is no agreement between UConn and EDR for housing.

Mr. Kaufman commented that EDR understands the vision of the Town and Leyland Alliance and although anyone will be able to rent, the apartments will be designed to be market rate apartments with an appeal to a broad spectrum of renters. All present were in agreement that onsite management is essential. Town Manager Matt Hart will discuss the possibility of amending the agreement to include a commitment to seven day a week onsite management and a marketing program that is aimed at a broad spectrum of people and employers. Additionally he will see if EDR might be amenable to including some issues like a 12 month lease and rentals by units in the agreement.

Town staff is also in the process of contacting communities in which EDR has facilities to talk to local officials.

The Town and the University have agreed to partner to explore the options for new sources of water.

The Town and Storrs Center Alliance will review the language in the agreement regarding the Town Square and will make sure it accomplishes the intended outcome.

The Council agreed to hold a special meeting on January 4, 2011.

Mr. Ryan left at 10:00 p.m.

## 2. Community Water and Wastewater Issues

Town Manager Matt Hart updated the Council on the report on potential water supplies received from the consultants at the Four Corners Water and Sewer Advisory Committee meeting. The consultants offered a number of possibilities each with its own strengths and challenges. The Town will be coordinating with UConn to make sure efforts are not being duplicated. Mr. Hart also updated the Council on the water testing submitted to the State by the developers of Ponde Place. Based on the information provided, the State can not approve the project without additional analysis or a reduction in the size of the project.

## VII. NEW BUSINESS

### 3. ConnDot Construction Agreement – Stone Mill Road Bridge Replacement

Ms. Keane moved and Mr. Paulhus seconded to approve the following resolution: RESOLVED, that Matthew W. Hart, Town Manager, be hereby authorized to sign the agreement entitled: Agreement between the State of Connecticut and the Town of Mansfield for the Construction, Inspection and Maintenance of the Replacement of the Stone Mill Road Bridge (Bridge No. 04731) Over the Fenton River Utilizing Federal Funds from the Highway Bridge Program. Motion passed unanimously.

### 4. Appointment to Zoning Board of Appeals

Mr. Haddad moved and Mr. Paulhus seconded, effective December 13, 2010, to appoint Lyle Scruggs as an alternate member to the Zoning Board of Appeals, to a term expiring at the next municipal election. Motion passed unanimously.

#### 4a. Presidents' Day

By consensus the Council agreed to create a subcommittee for Presidents' Day. The Committee will be chaired by Ms. Keane and include Mr. Paulhus, Ms. Lindsey and Ms. Moran.

## VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

## IX. REPORTS OF COUNCIL COMMITTEES

Chair of the Committee on Committees Toni Moran offered the following committee recommendations:

Gloria Bent to the Advisory Committee on Persons with Disabilities

Esther Roberts to the Mansfield Advocates for Children

Motion to approve passed unanimously.

Ms. Moran, Chair of the Community Quality of Life Committee, updated the Council on the nuisance and large gatherings on private land ordinances being considered by the Committee.

Mayor Paterson will provide information she received at a recent conference which indicates that college towns fare better in recessions than other towns do. Once the documents are received some of the information will be put on the website.

X. PETITIONS, REQUEST AND COMMUNICATIONS

5. M. Hart re: FY 2011/12 Budget
6. D. Dagon re: EMS Duty Crew program results
7. Mansfield Public Schools Board of Education Goals – 2010-2011
8. State of Connecticut Department of Transportation re: Bridge Inspection Reports for Local Structures
9. State of Connecticut Department of Transportation re: Pavement Preservation on Connecticut Route 89
10. COST Annual Meeting and Annual Dues – The Town Manager is planning to attend the meeting and invited any Councilors that might wish to join him to let him know.
11. Nation's Cities Weekly "Money's Not Everything: Surprise City Poll Results" – 11/29/10
12. Chronicle "Mansfield approves pledge compromise" – 11/23/10
13. Chronicle "Council to get draft agreement for Storrs Center" – 11/23/10
14. Chronicle "Fire service fee changes now on hold" – 11/24/10
15. Chronicle "Emerald City on the Yellow Brick Road" – 11/24/10
16. Chronicle "Mansfield PZC mulls zoning reg changes" – 11/27/10
17. Chronicle "Costs a worry for school projects" – 11/29/10
18. Chronicle "Editorial: We offer these threads, needles" – 11/29/10
19. Chronicle "Editorial: Referendum wording should be clearer" – 11/30/10
20. Chronicle "Agreement to develop downtown is unveiled" – 12/2/10
21. Chronicle "Letter to the Editor" – 12/2/10
22. Chronicle "Letter to the Editor" – 12/3/10
23. Chronicle "Teacher contract OK'd; to take effect in July" – 12/3/10
24. Chronicle "PZC to have say on Storrs development" – 12/4/10
25. Chronicle "Mansfield boards have several vacancies to fill" – 12/6/10
26. Chronicle "Despite critics, Storrs Center moving forward" – 12/6/10

December 13, 2010

27. Chronicle "Progress delayed regarding Storrs Center plan" – 12/7/10

28. Chronicle "PZC tables vote on development deal" – 12/7/10

29. Daily Campus "Town expands rides-for-elderly program" – 12/2/10

XI. FUTURE AGENDAS

A discussion of the results of the Masonicare water studies will be added to a January agenda.

XII. ADJOURNMENT

Mr. Paulhus moved and Ms. Lindsey seconded to adjourn the meeting.  
Motion passed by all.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

December 13, 2010